

**PB# 89-28**

**JACK & CLAUDIA ARANSON**  
**LOT LINE CHANGE**

**46-2-51 & 54**

ARÁNSON, JACK & CLAUDIA

#89-28

(RT. 94) (KENNEDY)

L.L. CHANGE - 2 LOT SUBDIVISION

*Approved 3-14-90*

## General Receipt

10700

## TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

July 7, 19 89

Received of

Jack Aranson

\$ 250.00

For

Twenty-five and 00/100

DOLLARS

P. Board Application Fee # 89-28

## DISTRIBUTION

FUND	CODE	AMOUNT
Ch #1581		25.00

By

Pauline H. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

## General Receipt

10701

## TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

July 7, 19 89

Received of

Pauline H. Townsend, Town Clerk

\$ 300.00

For

Three Hundred and 00/100

DOLLARS

Planning Board Subdivision Fee # 89-28  
Jack & Claudia Aranson

## DISTRIBUTION

FUND	CODE	AMOUNT
Ch #1583		300.00

By

L. H. H. H.

Capital

Title

Williamson Law Book Co., Rochester, N. Y. 14609

Twenty-five and 00/100 DOLLARS

For P. Board Application fee # 89-28

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Ch #1587</u>		<u>25.00</u>

By Pauline H. Townsends

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

**General Receipt** 10701

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Pauline H. Townsends, Town Clerk July 7, 1989 \$ 300.00

Three Hundred and 00/100 DOLLARS

For Planning Board Subdivision Fee # 89-28  
Jack & Claudia Aranson

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Ch #1583</u>		<u>300.00</u>

By Hamilton

Capital

Title

Williamson Law Book Co., Rochester, N. Y. 14609

**General Receipt** 11228

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Jack Aranson March 13, 1990 \$ 460.00

Four Hundred sixty and 00/100 DOLLARS

For Planning Board Approval Fee (#89-28)

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Check #1650</u>		<u>460.00</u>

By Pauline H. Townsends

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

Paid: \$250.00 recreation fees 3/13/90

89-28

Map Number #9890

Section 46 Block 2 Lot 51

City [ ]  
Town [X] New Windsor  
Village [ ]

Title: lot line & Sub for Jack & Claudia

Dated: 11-30-89 Filed 5-7-90

Approved by D. Mc ~~Carville~~ Carville

on 3-14-90

Record Owner Jack & Claudia Anson

(1 Sheet)

MARION S. MURPHY  
Orange County Clerk

County File No. NWT 38 89 N.

**COUNTY PLANNING REFERRAL**

(Mandatory County Planning Review under Article 12-B,  
Section 239, Paragraphs 1, m & n, of the  
General Municipal Law)

Application of Jack and Glaudia Aranson

for a Residential Minor Subdivision - Frontage and/or Access NYS §

County Action: Local Determination

**LOCAL MUNICIPAL ACTION**

The Above-cited application was:

Denied ..... Approved .....

Approved subject to County recommendations

.....  
(Date of Local Action)

.....  
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning  
within 7 days of local action.



America the Beautiful USA 15

**ORANGE COUNTY DEPARTMENT OF PLANNING  
AND DEVELOPMENT**

**124 Main Street**

**Goshen, N.Y. 10924**

AS OF: 09/18/89

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 89- 28

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
89-28	28266	06/06/89	TIME	MJE	MC ARANSON L/L RT 94	60.00	0.30	18.00			
89-28	30593	07/06/89	TIME	MJE	MC ARENSEN	60.00	0.30	18.00			
89-28	33508	08/22/89	TIME	MJE	MC ARANCON	60.00	0.50	30.00			
89-28	33982	08/22/89	TIME	NJE	CL ARANSON	19.00	0.50	9.50			
TASK TOTAL								75.50	0.00	0.00	75.50
GRAND TOTAL								75.50	0.00	0.00	75.50



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/13/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW ACCOUNT

FOR PROJECT NUMBER: 89-28

NAME: ARANSON, JACK & CLAUDIA

APPLICANT: ARANSON, JACK & CLAUDIA

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
07/07/89	2 LOTS @ 150.00 EA.	PAID		300.00	
03/13/90	P.B. ENGINEER FEE	CHG	154.20		
		TOTAL:	154.20	300.00	-145.80

Please send check in  
The amount of \$145.80 To:

Jack & Claudia Aranson  
47 Willow Lane  
New Windsor, N.Y. 12553

Gave to Larry Reis 3-13-90

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/13/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 89-28

NAME: ARANSON, JACK & CLAUDIA

APPLICANT: ARANSON, JACK & CLAUDIA

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
07/07/89	APPLICATION FEE	CHG	25.00		
07/07/89	APPLICATION FEE	PAID		25.00	
03/13/90	PRE-PRELIMINARY	CHG	100.00		
03/13/90	PRELIMINARY PLAT	CHG	100.00		
03/13/90	FINAL PLAT	CHG	110.00		
03/13/90	FINAL PLAT SEC. FEE	CHG	150.00		
03/13/90	PRE-PRELIMINARY	PAID		100.00	
03/13/90	PRELIMINARY PLAT	PAID		100.00	
03/13/90	FINAL PLAT	PAID		110.00	
03/13/90	FINAL PLAT SEC FEE	PAID		150.00	
03/13/90	PARK LANDS - 1 LOT	CHG	250.00		
03/13/90	PARK LANDS - 1 LOT	PAID		250.00	
		TOTAL:	735.00	735.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/13/90

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

FOR PROJECT NUMBER: 89-28

NAME: ARANSON, JACK & CLAUDIA

APPLICANT: ARANSON, JACK & CLAUDIA

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/13/90	FIRE INSP: MEMO RE: TREES	CORRECTED
12/15/89	MEMO FROM ENG.: ZONE LINE	CORRECTED
11/22/89	P.B. APPEARANCE	APPROVED CONDITIONAL
09/27/89	P.B. APPEARANCE	TO RETURN/NEW PLAN
08/23/89	P.B. APPEARANCE	TO RETURN
06/06/89	WORK SESSION	NEW PLANS/OPEN FILE

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/14/90

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 89-28

NAME: ARANSON, JACK & CLAUDIA  
APPLICANT: ARANSON, JACK & CLAUDIA

	ISS-DATE	AGENCY-----	RESP-DATE	ACTION-----
ORIG	11/03/89	MUNICIPAL HIGHWAY	/ /	
ORIG	11/03/89	MUNICIPAL WATER	07/10/89	APPROVED
ORIG	11/03/89	MUNICIPAL SEWER	/ /	
ORIG	11/03/89	MUNICIPAL SANITARY	/ /	
ORIG	11/03/89	MUNICIPAL FIRE	07/10/89	APPROVED
ORIG	11/03/89	PLANNING BOARD ENGINEER	/ /	
ORIG	11/03/89	O.C. DEPT. PLANNING & DEVEL.	10/10/89	LOCAL DETERMINATION
ORIG	11/03/89		/ /	
REV1	11/03/89	MUNICIPAL HIGHWAY	/ /	
REV1	11/03/89	MUNICIPAL WATER	/ /	
REV1	11/03/89	MUNICIPAL SEWER	/ /	
REV1	11/03/89	MUNICIPAL SANITARY	/ /	
REV1	11/03/89	MUNICIPAL FIRE	/ /	
REV1	11/03/89	PLANNING BOARD ENGINEER	/ /	
REV2	12/07/89	P.B. ENGINEER FOR APPROVAL	/ /	
REV3	12/06/90	MUNICIPAL FIRE	01/25/90	DISAPPROVED
		. TRIM TREES BACK FROM DRIVEWAY		- SEE REVIEW SHEET IN FILE
REV3	03/13/90		03/13/90	APPROVED
		. TREES HAVE BEEN TRIMMED AND APPROVAL GIVEN BY FIRE INSPECTOR		
REV3	03/13/90	MUNICIPAL FIRE	03/12/90	APPROVED

IOC.PB  
ARANSON

**INTER OFFICE CORRESPONDENCE**

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 12 March 1990  
**SUBJECT:** Aranson Lot Line Change & Subdivision


**PLANNING BOARD REFERENCE NUMBER:** PB-89-28  
**DATED:** 6 December 1989

**FIRE PREVENTION REFERENCE NUMBER:** FPS-90-019

A review and site inspection of the aforementioned subject was conducted by this writer.

This plan is acceptable.

**PLANS DATED:** 30 November 1989, Revision 3.

  
Robert F. Rodgers; *ICA*  
Fire Inspector

RR:mr  
Att.

✓  
CC: M.E.

ARANSON SUBDIVISION:

Mr. Patrick Kennedy came before the Board presenting his proposal.

BY MR. KENNEDY: We had to change zone line and we were waiting for county planning and that was it.

BY MR. SCHIEFER: Have you got anything on that now?

BY MR. KENNEDY: As far as I know, yes.

BY MR. SCHIEFER: Orange County Planning looked determination. The only thing we were waiting for is the letter from the county and I had here revised the zone lines. Orange County Planning is okay. That is in place. What was the line that you changed?

BY MR. KENNEDY: We showed the zone line on the previous zoning map came straight down the road here and when that one came out, it zig-zagged around that and came out at the -- we went into the work session and I failed to put that on the map and we made that change.

BY MR. PAGANO: How wide is the driveway?

BY MR. KENNEDY: Less than 14 feet.

BY MR. PAGANO: Any comments from the fire department on the width of the road?

BY MR. KENNEDY: It has always been there. It has always been used as a main entrance on this lot.

BY MR. SCHIEFER: Mark has no comments.

BY MR. PAGANO: This is an overgrown road when we came down it. It was like a tunnel effect. Can we get the fire equipment up and down the road?

BY MR. KENNEDY: Bobby Rogers was at the workshop meeting.

BY MR. EDSALL: He had no problem with it, the existing residence is not being altered and it is an existing driveway so it is one of those no action type approvals.

BY MR. PAGANO: If I was a fireman, I wouldn't approve it.

NOVEMBER 22, 1989

48

BY MR. SOUKUP: Each house is only 200 feet, they can pull hoses.

BY MR. BABCOCK: I don't think he visited the site.

BY MR. SCHIEFER: I will entertain a motion. Is there any discussion on this?

BY MR. PAGANO: I make a motion we approve.

BY MR. EDSALL: Can I ask what the response was as far as the correction of the zone line?

BY MR. KENNEDY: We showed the zone line as it shows on the map.

BY MR. EDSALL: No, this will be the third time, but that is totally wrong. Doesn't match the zone line, so I have no objection to an approval, but I'd say that the secretary should not approve it until the zone line is shown correctly.

BY MR. SCHIEFER: Entertain a motion?

BY MR. KENNEDY: The professional office that exists is the lot on the corner.

BY MR. EDSALL: Mine is not the question how the line got there.

BY MR. KENNEDY: I know the professional office that would be in the zone is the corner lot, not the lot next door.

BY MR. EDSALL: That is what you say, but the town zoning map doesn't say that.

BY MR. KENNEDY: I can put it around the other lot.

BY MR. SCHIEFER: Let's entertain a motion subject to correction of the zone line.

BY MR. KENNEDY: The zone line goes to here and then goes around this lot and then back out to 94 and this lot is in the R4 zone and this is in the PO zone.

BY MR. SCHIEFER: Indicate that on the map.

BY MR. KENNEDY: I will indicate that.

NOV 22 1989

BY MR. EDSALL: So whoever buys the parcel knows what they are buying.

BY MR. SCHIEFER: If that is the sole issue, will someone make a motion?

BY MR. PAGANO: I make a motion we approve subject to the zone line definition also for a rereview by our fire department. I'd like to see them reconsider this one. I think the fire department should give us some clue as to what kind of road clearance they want on this and I'd like to have them say they want the tree trimmed, so UPS trucks can at least get in here.

BY MR. LANDER: We are not building a new building back there.

BY MR. PAGANO: I know that, but we are opening up a roadway which is the only access.

BY MR. KENNEDY: If you totally disapprove the map, the roadway stays as it is now.

BY MR. PAGANO: I know, but it is not primary use we are creating primary use.

BY MR. KENNEDY: That is the primary use to the lot right now.

BY MR. PAGANO: They had the alternate of going the other way. First thing people do is put a fence up.

BY MR. KENNEDY: The only reason he had an alternate because he had another lot, but that doesn't mean he has to keep ownership and you don't necessarily want a through road.

BY MR. PAGANO: This road on parcel A is going to be served by Blooming Grove Turnpike.

BY MR. KENNEDY: No, this is the existing line. This is what always has served this lot.

BY MR. PAGANO: Tell me how a UPS truck can get in here?

BY MR. VANLEEUEWEN: He is only taking this lot line out and moving it down here. He bought this later on and actually added it to his property.



NOVEMBER 22, 1989

50

BY MR. SCHIEFER: I have an approval by Bobby Rogers.

BY MR. PAGANO: I am not challenging, just asking him to approve it.

BY MR. SOUKUP: I will second the motion.

BY MR. SCHIEFER: You are going to have to take it back to the fire department. If they say okay, you don't have to come back.

ROLL CALL:

VanLeeuwen:	Aye.
Pagano:	Aye.
Soukup:	Aye.
Lander:	Aye.
Schiefer:	Aye.

IOC.PB  
ARANSON

**INTER OFFICE CORRESPONDENCE**

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 25 January 1990  
**SUBJECT:** Aranson Subdivision

**PLANNING BOARD REFERENCE NUMBER:** PB-89-28  
**DATED:** 6 December 1989

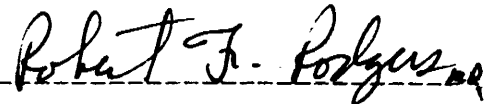
**FIRE PREVENTION REFERENCE NUMBER:** FPS-90-006

An on site inspection of the above referenced subdivision was made on this date, with the following being noted:

- 1) The tree limbs along the unpaved driveway to be trimmed to a height of fourteen (14) feet above the driveway and cleared back from the driveway at least one (1) foot on each side, so that there is a clear driveway width of twelve (12) feet.

Once the above mentioned has been completed, this site plan will be acceptable.

**PLANS DATED:** 30 November 1989, Revision 3.

  
Robert F. Rodgers; CCA  
Fire Inspector

RR:mr  
Att.

cc: M.E.  
KENNEDY (Read this to him over the phone)



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12550  
(914) 562-8640
- ☐ **Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765  
(914) 856-5600

**MEMORANDUM**


**15 December 1989**

**TO: MYRA MASON, PLANNING BOARD SECRETARY**  
**FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER**  
**SUBJECT: ARANSON SUBDIVISION (89-28)**  
**TOWN OF NEW WINDSOR PLANNING BOARD**

Per your request, I have reviewed the latest plan stamped 6 December 1989 for the subject project, with regard to acceptability for stamp of approval. To my knowledge, the two conditions of the final approval were that the Fire Inspector's office re-review the plan and that the plan be corrected to properly show the zone boundary line.

Please be advised that the zone boundary line has been corrected and, as long as you have a record on file that the Fire Inspector's office has re-reviewed this plan, it is my understanding that there is no problem with the plan being stamped for final approval.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJE:kb

aranson.kb

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NOVEMBER 22, 1989

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ROLL CALL:

VanLeeuwen:	Aye.
Pagano:	Aye.
Soukup:	Aye.
Lander:	Aye.
Schiefer:	Aye.



Leslie Holmbeck  
County Executive

Department of Planning  
& Development

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

Peter Garrison, Commissioner  
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT  
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by TOWN OF NEW WINDSOR PLANNING BOARD D P & D Reference No. NWT 38-89N  
by PATRICK T. KENNEDY, L.S. County I.D. No. 461 2 151454  
Applicant JACK AND CLAUDIA ARANSON  
Proposed Action: RESIDENTIAL (MINOR) SUBDIVISION w. LOT LINE CHANGE  
State, County, Inter-Municipal Basis for 239 Review FRONTAGE AND R.O. ACCESS NYS 94

Comments:

Related Reviews and Permits N.Y.S. DEPT. OF TRANS.

County Action: Local Determination ☒ Disapproved ☐ Approved ☐

Approved subject to the following modifications and/or conditions:

OCTOBER 10, 1989

Date

CC: M.E.

OCT 16 1989

Peter Garrison  
Commissioner



ARANSON SUBDIVISION (89-28) ROUTE 94

Mr. Patrick Kennedy came before the Board representing this proposal.

Mr. Kennedy: We have not changed the maps. Just to go over the project again, we are proposing a lot line change and a two lot subdivision. We are changing--

Mr. VanLeeuwen: That is the one on 94 and Willow Lane?

Mr. Kennedy: That is correct.

Mr. VanLeeuwen: We went in and looked at this.

Mr. Kennedy: The house in the back has the little bungalow type of building originally was on the piece on the front, changing the lot line change to add it to the building in the back because he is using it as a studio. The Aranson's own all the property and he is using that as his own studio workshop area, whatever.

Mr. VanLeeuwen: That is going to go with this piece of property?

Mr. Kennedy: Go with the house in the back. That is where he lives. After he does the lot line change, he will have a total of 3 acres on the front lot and he is cutting off a 1 acre lot around the existing house and 2 acre vacant lot.

Mr. McCarville: Where is the new lot line?

Mr. Kennedy: Here is the old lot line, here is the new lot line and this will be lot #1 and this will be lot #2.

Mr. VanLeeuwen: There is one problem gentlemen, there is 16 foot 6 with the garage and 16 foot 6 for the house, now that is not a side yard, that is a rear yard, that is a front yard or a side yard.

Mr. McCarville: That is a side yard, this lot in front of this lot here.

Mr. Kennedy: We discussed that last time and those are accessory structures and they only require 10 foot setbacks. Mike clarified that at the last meeting. What about the frontage, Mike, do you know if it is 36'6" or supposed to be 40?

Mr. Edsall: They meet the bulk requirements. Everything is fine in that regard.

Mr. McCarville: Has the plan been submitted to Orange County Planning Department?

Mr. Kennedy: Yes, I did. I haven't heard anything back.

Mr. McCarville: Mr. Chairman, have we heard back from the Orange County Planning Department?

Mr. Schiefer: I don't believe so.

Mr. McCarville: I would not think that a public hearing would be necessary for this.

Mr. VanLeeuwen: I make a motion to waive the public hearing.

Mr. McCarville: I will second it.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

Mr. McCarville: We should make a negative declaration in reference to the SEQR process.

Mr. Edsall: You took lead agency on the 23rd of August.

Mr. VanLeeuwen: I will second that.

Mr. Schiefer: Motion has been made and seconded that we declare a negative declaration on this. Any comments? If not we will have a vote.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

Mr. McCarville: We can't do a further thing until we hear back from Orange County.

Mr. Ronces: It depends on when it was submitted. You have the date of submittal?

Mr. Kennedy: I believe we recontacted them after the last meeting because that was one thing brought out at the last meeting.

Mr. VanLeeuwen: We have to give them 30 days. That is the law.

Mr. Kennedy: I can check on that.

Mr. Schiefer: There is nothing back here so we can't take action until time has expired or you get an answer.

Mr. VanLeeuwen: We also need, well, actually it is going to be you need something from the State giving you access for this lot.

Mr. McCarville: That is an existing lot.

Mr. Kennedy: No, it is proposed.

Mr. VanLeeuwen: He has got to show access. He has got to give us a letter from the State that they have no problem or no objection for access. On a State road you have to do that.

Mr. Lander: They have to give you access for this lot.

Mr. VanLeeuwen: But you are creating a lot if it is an existing lot but since you are creating a lot.

Mr. Lander: It has to be created sometime.

Mr. McCarville: I agree with Ron.

Mr. VanLeeuwen: What if the State says you created a lot and somebody sells the lot and the State will not give them access, the State might say use the access here. That is it. Can you get a letter from Don Green?

Mr. Kennedy: I'm sure I can.

Mr. McCarville: In order to move this along and to save time on the agenda, I recommend that we set it up for a determination at the next Planning Board meeting and Mr. Kennedy doesn't necessarily have to be here unless we have a problem beforehand.

Mr. VanLeeuwen: Mr. Kennedy should be here.

Mr. Edsall: Just make sure Pat that you have some type of record as to when you sent it to the Planning Department because if you don't, you should send it to them again and we should make sure the 30 days expire. Pat, did you on your latest plan revise or correct the zone line? My only comment from August was to fix the zone line.

Mr. Kennedy: I may have changed it but I don't think I submitted anything new because I haven't submitted any new plans here.

Mr. Schiefer: Do you have any other comments or questions?

Mr. Kennedy: No.

Mr. Schiefer: Anything else from the Board. If not, we will go on to the next matter.

①

①

	Initials	Date
Prepared By		
Approved By		

89 - 28

Aranson, Jack & Claudia  
Lot Line Change & 2 Lot Subdivision

		1	2	3	4
Date	Description	Received	Disbursed	Balance To Date	
1 7 6	CK# 1583 dated 5-9-89	30000		30000	1
2					2
3					3
4					4
5					5
6					6
7					7
8					8
9					9
10					10
11					11
12					12
13					13
14					14
15					15
16					16
17					17

2 Lot Subdivision @ \$150.00 = \$300.00

~~CONFIDENTIAL~~

Mr. Pat Kennedy came before the Board representing this proposal.

Mr. Kennedy: This piece or two pieces of land are on the north side of Route 94 just east of Willow Lane, basically across from Kartiganer's office. The doctor had this white house out here. The Aranson's presently live in the back house. They own the lot up front. There is a small framed studio type of building that presently sits on the front property. This is the existing lot line up here. They want to drop that lot line to include this studio with their house. That is strictly for his own personal work purposes. He does his own paperwork. He works in the theater doing something and his wife is an opera singer and the whole reason for the studio because when his wife is practicing, you don't want to be in the house. After the lot line change, the front lot is still going to be 3 acres. They want to cut off 1 acre around the existing house leaving a 2 acre vacant lot.

Mr. VanLeeuwen: That is the big old colonial that sits back?

Mr. Kennedy: That is correct.

Mr. Soukup: What is the minimum setback for an accessory building off a rear side yard lot line?

Mr. Babcock: It is 10 feet.

Mr. Kennedy: We had more than 20 feet between the garage and the framed studio so we have 16.6, we split right down the middle.

Mr. Soukup: You are going to call them accessory buildings and meet the ordinance?

Mr. Kennedy: It is what it is, a dwelling unit. Mark made us put a note to make sure it is not a dwelling unit. That garage is very specifically a garage.

Mr. McCarville: I make a motion that we take lead agency position.

Mr. VanLeeuwen: I will second it.

Mr. Schiefer: Let's go through the process. Motion made and seconded that we take lead agency. Any discussion?

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Soukup	Aye
Mr. Pagano	Aye
Mr. Schiefer	Aye

Mr. VanLeeuwen: I don't think a public hearing is necessary. It is a lot line change.

Mr. Schiefer: It is a lot line change then there is a second issue, you are creating a new lot.

Mr. Soukup: It is a two lot subdivision and a lot line change, right?

Mr. Schiefer: The lot line change is one issue. Do you want to treat it all as one?

Mr. Kennedy: I want to file it as one map.

Mr. Soukup: I need a septic and well and lot layout.

Mr. Kennedy: It is public water and sewer.

Mr. VanLeeuwen: I think we ought to go and take a look at it.

Mr. McCarville: This one lot that we'd be creating a nonconforming zone, would we not on lot #1 by subdividing that lot 2 off, it is 120-foot?

Mr. Edsall: For lot 1, the width is measured at the setback and Pat, I believe from measurement it appears to be 125, I assume that is how you have set your lot line between lots 1 and 2 so that meets the minimum for that zone.

Mr. McCarville: What do you mean, where is he measuring the lot?

Mr. Edsall: It meets in both respects at the front yard setback, it meets 125 and I would say that it is probably near about 140 at the building face.

Mr. McCarville: The front yard is 120 foot, right?

Mr. Kennedy: That is the road frontage.

Mr. Babcock: The road frontage is 60 feet and it is lot width and that can be measured either at the setback or house line.

Mr. McCarville: No problem there.

Mr. Kennedy: It is a gorgeous piece of land. They don't know what they want to do with the 2 acres because they don't want to be throwing a bunch of little lots by their house.

Mr. VanLeeuwen: They can't anyway. You have to change the zoning.

Mr. Babcock: Single family dwelling is allowed.

Mr. Pagano: 1, 2, 3 and 4 start with 1.

Mr. Edsall: In comment #1, I am just making the Board aware that the lot or the zone line currently follows the existing lot line between the two parcels. I have a copy of the zone map for you, Pat, because the line you show here is a little off from where the map reads but

that is not the problem. I was just advising the Board that the front two lots are in the P.O. zone and that after the lot line change and the subdivision if they are approved, the rear lot which is called parcel A which is lot 54 on the tax map will be somewhat split between the R-4 and the P.O. zones, not a problem, I am just letting you know. Comment #2, I am just letting you again know that the lots that are being created, Pat has been kind enough to let us know that it is being proposed to meet two bulk requirements for single family residential which exists on lot #1 and for the potential of professional office on lot #2 and it meets the ordinance in both cases, in the P.O. zone so he has shown compliance. Balance of the comments are really just activities for compliance with the SEQOR and your own ordinance. There is no problems, he meets the ordinance throughout.

Mr. Soukup: You had a comment that we need Orange County Planning Department. Have you submitted?

Mr. Rones: This is his first time in.

Mr. Soukup: We can't do anything for 30 days anyway.

Mr. Schiefer: In view of that, I am more willing to go along with your suggesting a visit. I have no problem with that, going down there and taking a look at it. Mike, do you want to put it down on the visitation list?

Mr. Edsall: Pat, are you going to send that, when you send that send it certified mail so you have a record. Maybe give that to Myra.

Mr. Schiefer: Any further comments?

Mr. Pagano: Do we need a time waiver?

Mr. Schiefer: Since this just started, no.

Mr. Pagano: He has submitted.

Mr. Rones: Submitted what?

Mr. Edsall: He has 30 days from tonight is when you--

Mr. Pagano: Can we ask him for a waiver now?

Mr. Schiefer: Get a waiver at the beginning and the reason for the County?

Mr. Edsall: If you give him a sketch plan approval which means that you would agree with the concept then there would be no deadline to waive so if you would consider that tonight and he could proceed with the County Planning Department and return with the results from that, you'd be all set.

Mr. Pagano: As it stands, he does have the 30 days.



Mr. McCarville: Lead agency takes 30 days.

Mr. Edsall: You took lead agency tonight.

Mr. Rones: You have to make a finding under the environmental quality review process in order to start the time clock with respect to the ordinance on the town law so until that, until you complete SEQOR process, the application is not complete.

Mr. Schiefer: So the clock does not start, we do not need a waiver. It is a heck of a thing if the first night we get a plan if it has to go to Orange County Planning, we immediately need a waiver, that would be awful.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Aranson Lot Line Change & Minor Subdivision  
PROJECT LOCATION: Route 94 and Willow Lane  
PROJECT NUMBER: 89-28  
DATE: 23 August 1989  
DESCRIPTION: The Application proposes a lot line change between Lots 51 and 54 of Section 46, Block 2 and the subsequent minor subdivision of Lot 51 into two (2) lots.

1. As is indicated on the plan, this area is split between the R-4 and PO Zones. The zone line as shown on the plan is incorrect and should be corrected to comply with the Town Zoning Map. For reference, and based upon the existing lot lines, Lot 51 is entirely in the PO Zone and Lot 54 is entirely in the R-4 Zone. The proposed lot line change will result in Lot 54 being split between the R-4 and PO Zones.

2. The lot line change and subdivision, as proposed, appears to comply with the minimum bulk requirements for the appropriate zone of each lot. The Board should note that the plan indicates uses for proposed Lots 1 and 2 as single-family residential and professional office; both being uses by right in the PO Zone.

3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.

4. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

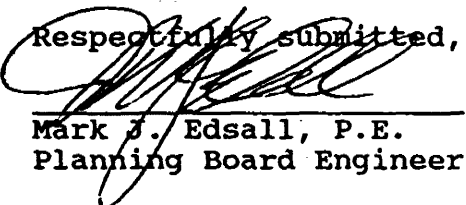
PROJECT NAME: Aranson Lot Line Change & Minor Subdivision  
PROJECT LOCATION: Route 94 and Willow Lane  
PROJECT NUMBER: 89-28  
DATE: 23 August 1989

-2-

5. Submittal of this plan/application to the Orange County Planning Department will be required.

6. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEnje

aranson

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,  
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Patrick T. Kennedy for the building or subdivision of

Jack & Claudia Aranson has been

reviewed by me and is approved ☒ \_\_\_\_\_,

~~disapproved~~ \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

There is water servicing this property

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Steve B. B. B.  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

INTER OFFICE CORRESPONDENCE


TO: Town Planning Board  
FROM: Town Fire Inspector  
DATE: 10 July 1989  
SUBJECT: Aranson Lot Line Change

Planning Board Reference Number: PB-89-28  
Dated: 6 July 1989

Fire Prevention Reference Number: FPS-89-060

A review of the above referenced lot line change was made this date and is found acceptable.

Plan dated: 2 June 1989 Revision 1

  
Robert F. Rodgers, CCA  
Fire Inspector

RR:mr  
Att.

CC: M.E.

JUN 13 1989



McGOEY, HAUSER and EDSALL  
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New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE *new*

TOWN OF New Windsor P/B #      -       
WORK SESSION DATE: 6 June 89 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Yes  
PROJECT NAME: Arenson  
COMPLETE APPLICATION ON FILE      NEW X OLD       
REPRESENTATIVE PRESENT: Pat Kennedy  
TOWN REPS PRESENT: BLDG INSP. X  
FIRE INSP. X  
P/E ENGR. X  
OTHER (Specify)     

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- show sewer & water
- reloc frame shed
- note restricted use of frame studio  
over bldg to exist dwell, cannot be used as  
sep liv quarters or rented for that purp.
- currently served for water & sewer
- Bob R - OK
- new plans.
- b/c row \$300

P.B. #89-28



JACK ARANSON  
CLAUDIA ARANSON  
P.O. BOX 4306 PH. 914-562-8838  
NEW WINDSOR, NY 12550

1583

5-9-89

50-174/219

Pay to the order of Town of New Windsor \$ 300.00  
THREE HUNDRED & 00/100

~~RECEIVED~~

NORSTAR BANK  
OF UPSTATE NY  
Newburgh Office  
Newburgh, NY 12550-0001

TOWNSHIP SUB DIV. 560 Rte 24

Jack Aranson

+0219017481 520 5054601 1583

P.B. Application fee #89-28



JACK ARANSON  
CLAUDIA ARANSON  
P.O. BOX 4306 PH. 914-562-8838  
NEW WINDSOR, NY 12550

1581

5-9-89

50-174/219

Pay to the order of Town of New Windsor \$ 25.00  
TWENTY FIVE & 00/100

~~RECEIVED~~

NORSTAR BANK  
OF UPSTATE NY  
Newburgh Office  
Newburgh, NY 12550-0001

FOR 560 BLOOMING GRAVE TPK

Jack Aranson

+0219017481 520 5054601 1581

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,  
OR LOT LINE CHANGE APPROVAL

1. Name of Project Lot Line change and subdivision of Lands for Jack Aransen & Claudia Aransen
2. Name of Applicant Jack & Claudia Aransen Phone 562-8838  
Address 47 Willow Lane New Windsor N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Same Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Patrick T. Kennedy, L.S. Phone 562-6444  
Address 219 Quassak Ave. New Windsor N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Patrick T. Kennedy, L.S. Phone 562-6444  
(Name)
7. Location: On the North side of Blooming Grove Tpk (N.Y.S. Rte. 94)  
(Street)  
2.35 feet EAST  
(Direction)  
of Willow Lane  
(Street)
8. Acreage of Parcel 6.344 acres 9. Zoning District R4 & PO
10. Tax Map Designation: Section 46 Block 2 Lot 51 & 54
11. This application is for Lot Line change and two lot subdivision



12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name \_\_\_\_\_

13. List all contiguous holdings in the same ownership

Section 46 Block 2 Lot(s) 51 & 54

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Jack Aranson being duly sworn, deposes and says that he resides at New Windsor in the County of Orange and State of New York and that he is (the owner in fee) of \_\_\_\_\_

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized \_\_\_\_\_ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this 5

8th day of May 1989

Gail F. Epstein  
Notary Public

Jack Aranson  
(Owner's Signature)

" "  
(Applicant's Signature)

\_\_\_\_\_  
(Title)

GAIL F. EPSTEIN  
Notary Public, State of New York  
No. 1801748  
Qualified in Orange County  
Commission Expires March 30, 1991

PROJECT I.D. NUMBER

617.21

SEQR

## Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>Jack &amp; Claudia Aranson</u>	2. PROJECT NAME <u>Lot Line Change &amp; Subdivision for Jack Aranson &amp; Claudia Aranson</u>
3. PROJECT LOCATION: Municipality <u>Town of New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>47 Willow Lane &amp; 560 Blooming Grove Tpk. (N.Y.S. Rt-94)</u> <u>Town of New Windsor</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Lot Line change between 47 Willow Lane &amp; 560 Blooming Grove Tpk. and a two lot subdivision on 560 Blooming Grove Tpk. - Lot #1 = 1 acre around exist. dwelling and a 2 acre building lot</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>6.34</u> acres Ultimately <u>6.34</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Patrick D. Kennedy, L.S.</u>	Date: <u>5/3/89</u>
Signature: <u>[Signature]</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING:</b> (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
<hr/>	
Name of Lead Agency	
<hr/>	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr/>	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)
<hr/>	
Date	

## PROXY STATEMENT

for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

Jack Aranson, deposes and says that he  
resides at 47 Willow Lane, New Windsor  
(Owner's Address)

in the County of Orange  
and State of New York  
and that he is the owner in fee of Tax Map Sect. 46, Block 2  
Lots 51 & 54

which is the premises described in the foregoing application and  
that he has authorized Patrick T. Kennedy, L.S.  
to make the foregoing application as described therein.

Date: 5/8/89

Jack Aranson  
(Owner's Signature)  
Paul F. Moore  
(Witness' Signature)

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- \*2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- \*2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☒ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

\*If applicable.

13. ☒ Name of adjoining owners.
14. ☐ Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15. ☐ Flood land boundaries.
16. ☐ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ☒ Final metes and bounds.
18. ☐ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ☐ Include existing or proposed easements.
20. ☐ Right-of-Way widths.
21. ☐ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ☒ Lot area (in square feet for each lot less than 2 acres).
23. ☐ Number the lots including residual lot.
24. ☐ Show any existing waterways.
- \*25. ☐ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ☒ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ☐ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. ☐ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\*If applicable.

29. \_\_\_\_\_ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. \_\_\_\_\_ Provide "septic" system design notes as required by the Town of New Windsor.
31. \_\_\_\_\_ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. \_\_\_\_\_ Indicate percentage and direction of grade.
33. \_\_\_\_\_ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. \_\_\_\_\_ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. \_\_\_\_\_ Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

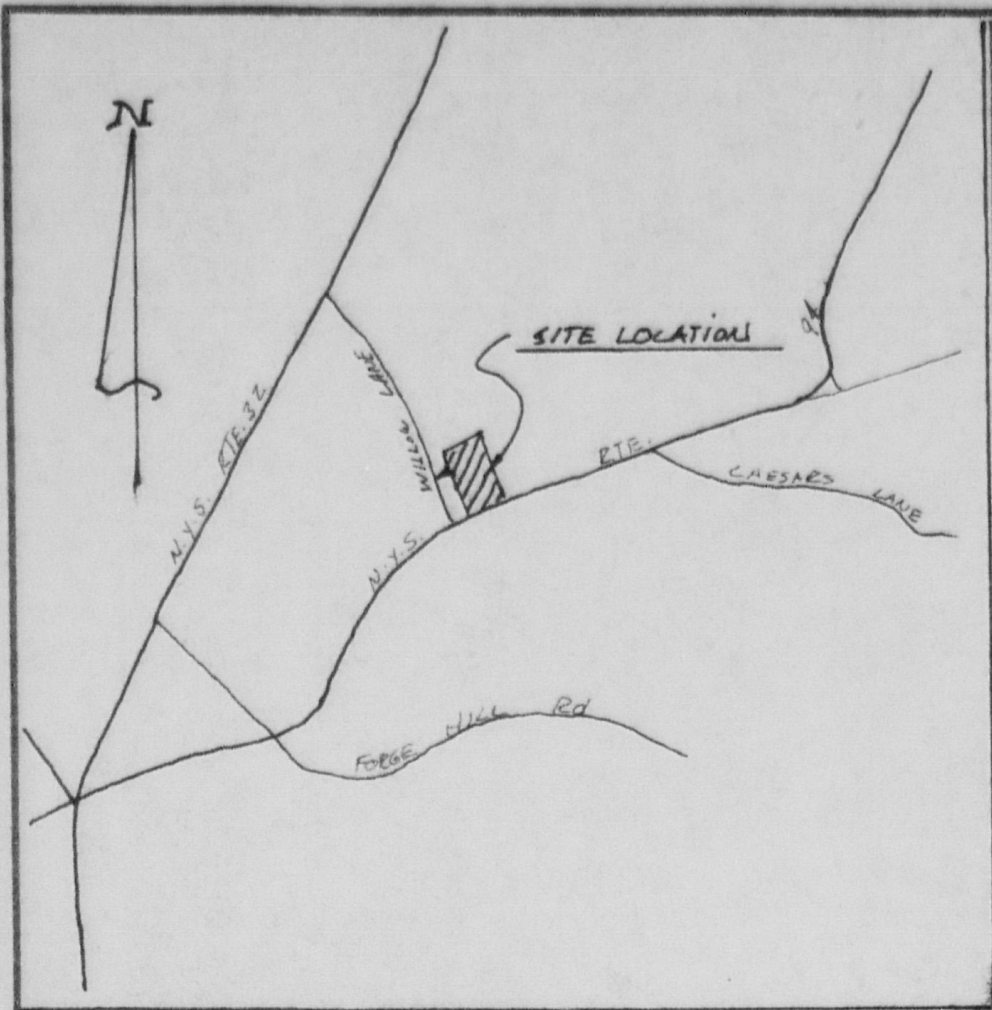
**PREPARER'S ACKNOWLEDGEMENT:**

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By:   
\_\_\_\_\_  
Licensed Professional

Date: 5/3/89





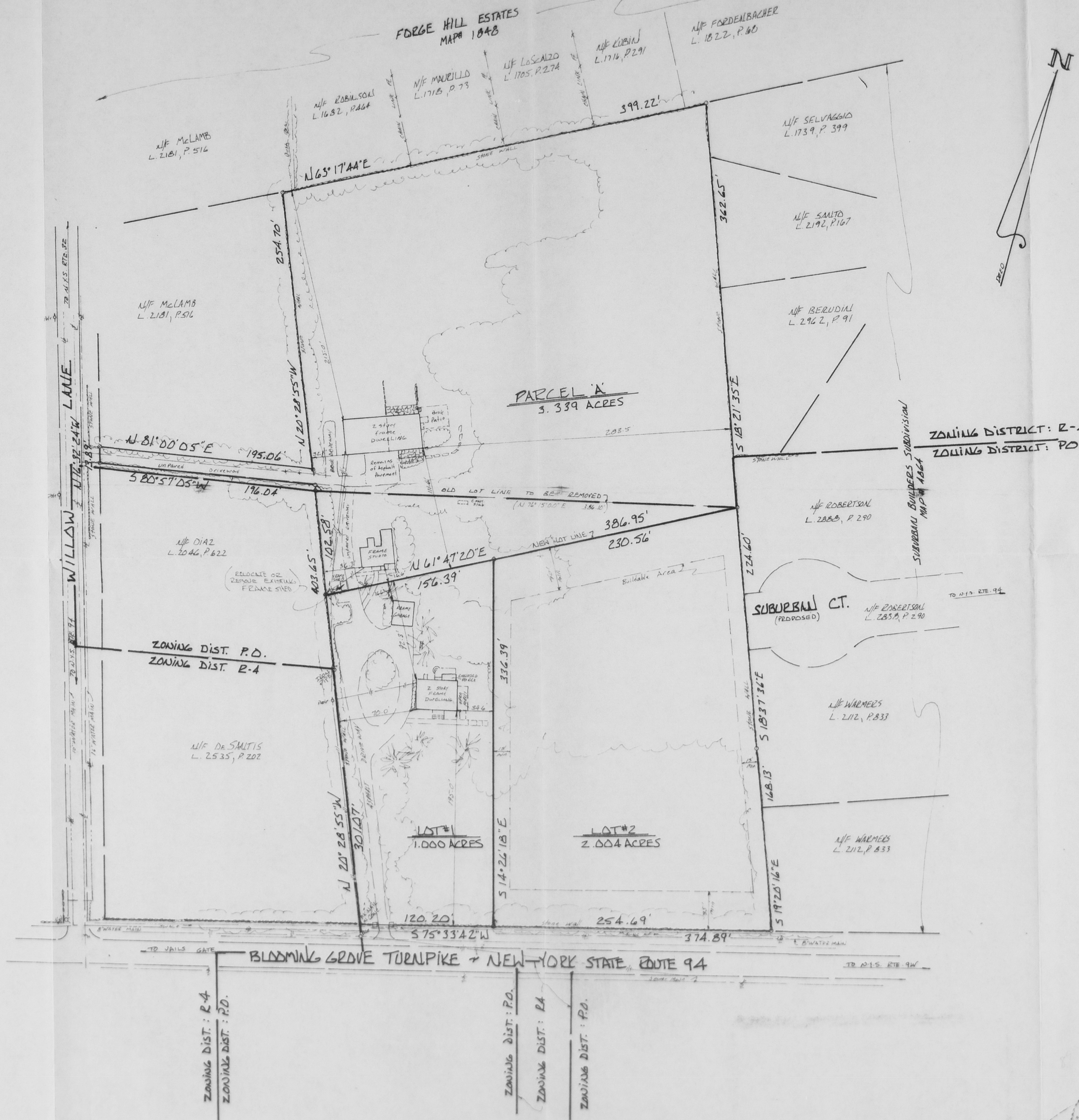
LOCATION MAP  
SCALE: 1" = 2,000'

ZONING DISTRICT: SITE IS SERVED BY MUNICIPAL WATER & SEWER.

SECT. 46 BLOCK 2 LOT 54: R-4 ZONING A-10

SECT. 46 BLOCK 2 LOT 51: P.D. GROUP P 14-7-90

MINIMUM REQUIRED SAME FOR BOTH ZONES	PARCEL 1	PROPOSED LOT #1	LOT #2	TOTAL
LOT AREA: 15,000 S.F.	14,540 S.F.	43,560 S.F.	57,314 S.F.	6,343 ACRES.
LOT WIDTH: 100'	373'	125'	250'	
FRONT YARD: 35'	32.1' EXIST.	195' (EXIST.)	250'	
SIDE YARD: 15/30'	111.6/322.6'	34.4/104.6'		
REAR YARD: 40'	2.83.5'	42.3'	AS REQUIRED	
STEEL FRAMING: 60'	13.89 EXIST.	120.20'	254.69'	
MAX. BLDG. HT: 35'	EXIST.	EXIST.		
FLOOR AREA: N/A	N/A	N/A		
USABLE FL. AREA: 1000 S.F.	51.97'	EXIST.		
DEVELOPMENT: 30%	1.4%	2.2%	AS REQUIRED	



# TAX MAP DATA:

SECTION: 46  
BLOCK: 2  
LOTS: 51 & 54

## DEED REFERENCE:

LINER 2429, PAGE 309  
LINER 2124, PAGE 278

## NOTE:

1. THE EXISTING FRAME STUDIO IS INTENDED AS NECESSARY TO THE MAIN STRUCTURE ON PARCEL A AND CANNOT BE USED AS PRIVATE LIVING QUARTERS OR RENTED FOR THAT PURPOSE.
2. LOTS #1 & #2 OF PARCEL A ARE ALL SERVED BY MUNICIPAL WATER & SEWER.

ZONING DISTRICT: R-4

ZONING DISTRICT: P.D.

APPROVED BY THE  
BUREAU OF FIRE PREVENTION  
TOWN OF NEW WINDSOR, N. Y.

DATE: 2/14/90 SIGNATURE: [Signature]

PLANNING BOARD APPROVAL  
LOT LINE AND APPROVAL GRANTED

BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON MARCH 14, 1990

BY: [Signature]  
DANIEL C. MCCARVILLE  
SECRETARY

## RECORD OWNERS:

JACK ARANSON & CLAUDIA ARANSON  
47 WILLOW LANE  
NEW WINDSOR, NEW YORK 12550

THE OWNERS OF THE HEREON SHOWN PROPERTIES HAVE  
REVIEWED THIS MAP AND ARE IN CONCORDANCE WITH  
THE INFORMATION AND PROPOSALS SHOWN HEREON.

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7509, sub-division 2 of the N.Y. State Education Law.
2. Only copies from the original of the survey marked with an original of the land surveyor's hand seal or his embossed seal shall be considered to be valid true copies.
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Such certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the satisfaction of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.
4. Underground improvements or encroachments, if any, are not shown hereon.

Patrick T. Kennedy, L.S.	
219 QUASSACK AVE. • NEW WINDSOR • NEW YORK 12550	
SCALE: 1" = 50'	APPROVED BY:
DATE: FEB. 27, 1989	REVIEWED: JUNE 27, 1989
LOT LINE CHANGE & SUBDIVISION REQ.	
JACK ARANSON & CLAUDIA ARANSON	
TOWN OF NEW WINDSOR	DRAWING NUMBER
ORANGE COUNTY	89-950

TO JACK ARANSON, CLAUDIA ARANSON,  
AND THE TOWN OF NEW WINDSOR  
CERTIFIED TO BE A CORRECT AND  
ACCURATE SURVEY BASED ON AN  
ACTUAL FIELD SURVEY BY THIS  
OFFICE COMPLETED FEB. 27, 1989.

MAY 3, 1989

